

TREE SOLUTIONS



Arboricultural Impact Assessment

Land off Huyton Lane, Huyton

Prepared for:

BRECK HOMES

Our Ref: 25/AIA/Knowsley/31 (Rev A)

February 2026

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1.0 INSTRUCTION

- 1.1 We have been instructed by Breck Homes (the applicants) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction – Recommendations'*.
- 1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed residential development on land off Huyton Lane, Huyton. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.
- 1.3 A Stage 1 tree survey was carried out in January 2025 by Russell Pearce, Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.

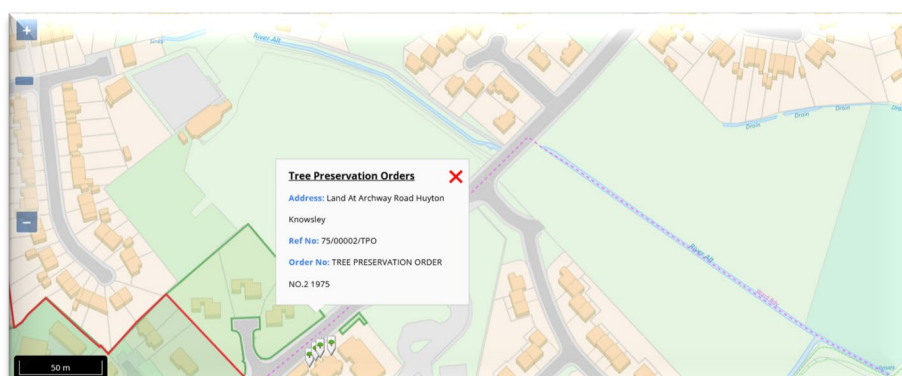
The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.

It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.

- 1.4 Eleven individual trees (T1-T11) and ten groups (G1-G10) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 25/AIA/Knowsley/31, Drawing No. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the proposed site layout plan, Option A, Rev K provided by Breck Homes.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 A review of Knowsley Council's interactive mapping system confirms that Trees T1, T10 and T11, together with Groups G6 and G7, are protected by Tree Preservation Order (TPO) No. 2 (1975). As a result, statutory consent from the local planning authority is required prior to undertaking any works to these trees, unless such works are expressly authorised through the grant of planning permission.
- 2.1.2 The planning application will be assessed against the policies of the Knowsley Local Plan Core Strategy, together with the adopted Supplementary Planning Document – Trees and Development, and the National Planning Policy Framework. These documents collectively require the protection and retention of trees of amenity value, the submission of proportionate arboricultural information, and appropriate mitigation or replacement planting where tree loss is justified.



P1 – Extract from Knowsley Council interactive map showing location of protected trees

2.2 Protected Species

- 2.2.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.3 Wildlife Habitats

- 2.3.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

3.0 THE SITE

- 3.1 The site comprises the former Huyton Cricket and Bowling Club, located to the north of Huyton Lane. The land is predominantly amenity grassland and open space, with established trees situated beyond the site boundaries.



P2 – Site location (Bing Maps)

4.0 DEVELOPMENT PROPOSAL

- 4.1 The proposal seeks full planning permission for the construction of a residential development with associated vehicular access, parking, and areas of private and shared amenity space. The scheme has been designed to respond sensitively to existing site constraints, including the retention of key boundary vegetation where feasible, and the introduction of new landscape planting to enhance the visual quality and green infrastructure value of the site.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

- 5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*
1. **Construction Exclusion Zones (CEZ):** Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.
 2. **Crown Protection Areas (or CEZ 2):** Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.

3. **Root Protection Areas (RPA):** Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.
4. **Working Space Buffers (if applicable):** Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.

5.2 ROOT PROTECTION AREA (RPA)

- 5.2.1 The Root Protection Area (RPA), expressed in square metres (m²), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter²) × number of stems.

- 5.2.2 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting due to factors such as physical obstructions, topography, or historic ground disturbance a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

- 5.2.3 RPAs shall be protected by appropriate tree protection fencing installed prior to the commencement of any demolition or construction works and retained for the duration of the project. No activities that could damage tree roots or soil structure shall take place within the RPA, including excavation, soil stripping, level changes, fires, storage of materials or the installation of impermeable surfaces. Where works are required close to retained trees, additional measures such as temporary ground protection or low-impact construction methods may be implemented to prevent soil compaction and root damage.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

- 5.3.1 CEZ 2 comprises the area above ground occupied by the tree crown, including allowances for safe working space and, where appropriate, future growth. Its extent is defined by the existing and anticipated crown spread, taking into account any reasonable and acceptable level of pruning.
- 5.3.2 Selective crown pruning is proposed to Groups 5 and 6 to provide appropriate clearance to adjacent properties and facilitate the installation of rear garden boundary fencing. Works will be limited to pruning back to the site boundary and will be undertaken in accordance with BS3998:2010. No other trees require access facilitation pruning, as their canopies do not conflict with operational works.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 Trees located to the south of Plots 50–56 will be subject to boundary-line pruning to moderate dominance and shading to rear gardens. Trees to the south of Plots 75–84 will undergo selective thinning to remove specimens in poor physiological condition, allowing improved light penetration while retaining overall tree cover and landscape structure. All remaining trees are positioned at sufficient separation distances from proposed dwellings such that excessive shading or overdominance is not anticipated.

5.5 CEZ 4: NEW PLANTING ZONE

- 5.5.1 The proposed new planting will be implemented in accordance with the submitted landscape proposals, which identify appropriate areas for replacement and enhancement planting across the site.
- 5.5.2 All new tree and shrub planting will be located outside the CEZs and RPAs of retained trees to avoid conflict and ensure successful establishment. The strategy will deliver long-term canopy continuity, enhance biodiversity, and reinforce the site's landscape structure.

- 5.5.3 Full details of species selection, planting densities, soil preparation, protection measures, and establishment techniques are set out in the accompanying landscape scheme prepared by the project landscape architect.

6.0 SURVEY METHODOLOGY

- 6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.
1. Tree heights were surveyed to the nearest 1m
 2. Trunk diameters were measured by use of forestry girth tape
 3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
 4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 Tree Solutions Ltd does not undertake soil investigations as part of this commission. The client is therefore advised to seek specialist geotechnical or soil science expertise where site-specific soil assessment is required to inform the design, construction methodology, or future landscape management.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below-ground constraints

- 7.1.1 Below-ground constraints are primarily defined by the Root Protection Area (RPA), which represents the minimum area around a tree deemed necessary to maintain root protection and overall tree health. The shape and extent of the RPA may vary in response to arboricultural considerations, including a tree's likely tolerance to root disturbance; the known or anticipated morphology and distribution of the root system influenced by historic or existing site conditions; soil type, structure and compaction; and site topography and drainage characteristics.
- 7.1.2 The purpose of the RPA is to prevent direct physical damage to tree roots and to safeguard soil structure within the rooting environment. Tree roots are particularly vulnerable to soil compaction, changes in ground levels and soil contamination, all of which can adversely affect water and gas exchange, reduce vigour and compromise long-term stability.
- 7.1.3 In accordance with BS5837:2012, RPAs have been calculated using stem diameter measurements taken during the tree survey and assessed in the context of site-specific conditions that may influence root development. Root morphology is affected by both topographical features and the physical properties of the soil or substrate. Where trees are located adjacent to existing hard surfaces, retaining structures or below-ground obstructions, lateral root spread may be restricted as a result of compacted subgrades and structural barriers.
- 7.1.4 The RPAs for all surveyed trees have been plotted as regular circular areas in accordance with Section 4.6 of BS5837:2012. No below-ground constraints or evidence of asymmetric or impeded rooting patterns were identified during the survey that would warrant modification of the default radial RPA model.

7.2 Underground Services

- 7.2.1 The potential implications of underground service provision have been considered in general terms; however, the precise locations of existing and proposed service routes were not identified on the plans provided. As such, the advice offered here is indicative and based on standard arboricultural principles.
- 7.2.2 Where proposed drainage or service runs are required within the root protection areas (RPAs) of retained trees, appropriate measures must be implemented to avoid unacceptable damage to tree roots. In such cases, the use of low-impact excavation techniques, such as hand digging under arboricultural supervision or trenchless methods (e.g. thrust boring), will likely be necessary to preserve significant structural roots and maintain tree health and stability.
- 7.2.3 As with foundation design, a range of established low-impact methods are available for the installation of underground services in proximity to trees. For further guidance, reference should be made to *Street Works UK Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026)*, which sets out current best practice standards for utility works undertaken near trees.

8.0 DEVELOPMENT IMPACT TO TREES

8.1 Arboricultural Impact Assessment Summary

- 8.1.1 Tree Solutions was commissioned to undertake a Stage One Preliminary Tree Survey in accordance with BS5837:2012. All trees within and adjacent to the site were identified, categorised and assessed, with RPAs calculated and plotted on a Tree Constraints Plan. This information was subsequently incorporated into a Tree Constraints and Impact Assessment Plan to inform the site layout and design.
- 8.1.2 This has informed the design process from an early stage. Through consultation between the project team and Tree Solutions, the layout has been developed to prioritise the retention of trees of higher arboricultural and landscape value, particularly those categorised as Category A under BS5837:2012. The final scheme minimises arboricultural impacts and reflects a considered approach to site planning.
- 8.1.3 To facilitate the proposed development, the removal of one individual tree (T6) and one group of trees (G10) is required.
- Tree T6 is a naturally regenerated Sycamore within an unmanaged boundary hedgerow that is exerting pressure on an adjacent retaining wall. The tree is of limited arboricultural value, and its removal will not result in material harm to landscape character or amenity. Replacement planting is proposed to maintain canopy cover and long-term amenity value.
 - Group G10 comprises self-seeded Poplar suckers originating from off-site parent trees beyond the northern boundary. These trees have limited current and future arboricultural potential, and their removal is appropriate to prevent future management and safety issues, with no meaningful loss of amenity anticipated.
- 8.1.4 Although not required to facilitate the development, the removal of Trees T2 and T4 is recommended on arboricultural grounds. Both trees are categorised as Category U due to poor structural condition and limited future potential, and their retention presents an ongoing safety concern adjacent to a pedestrian footway. These trees do not therefore represent a material planning consideration and would require removal irrespective of the development proposals.
- 8.1.5 Selective crown reduction works are also proposed to Groups G5 and G6 and Tree T10 to manage encroachment into proposed residential gardens. All works will be undertaken by suitably qualified arboricultural contractors in accordance with BS3998:2010.

- 8.1.5 Limited incursions into the RPAs of retained trees are proposed in association with hardstanding areas for car parking, driveways and pedestrian footpaths. All incursions are well below the 20% threshold set out in BS5837:2012 and are considered acceptable given the level site conditions. In accordance with Section 7.4.2 of BS5837:2012, these areas will be constructed using a no-dig methodology in line with the approved structural engineering specifications. A three-dimensional cellular confinement system (e.g. Cellweb) will be installed above existing ground levels and finished with a permeable surface such as porous tarmac. Excavation will be limited to removal of the turf layer only, with clean, angular, free-draining aggregate used to maintain soil porosity and gaseous exchange. Subject to correct installation, no adverse impacts on retained tree roots are anticipated.
- 8.1.6 The proposed development demonstrates compliance with relevant arboricultural and planning policy, including the Knowsley Council Local Plan, Supplementary Planning Guidance Note, Trees and Development, and the National Planning Policy Framework. The approach to tree retention, protection and integration accords with the principles of BS5837:2012, achieving a balanced outcome between development requirements and arboricultural best practice.

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated RPAs should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

10.0 CONCLUSIONS

- 10.1 *BS 5837:2012* is the current best practice framework for assessing, retaining, and protecting trees on development sites. The proposed development has been designed in accordance with this guidance through the following key measures:
- Arboricultural input was provided at an early stage, with a Phase 1 Preliminary Tree Survey commissioned to inform the site layout and guide the design process
 - The design responds positively to arboricultural constraints, ensuring the retention and long-term protection of all trees of moderate and high quality
 - The proposed layout integrates retained trees into the development in a sustainable manner, preserving their contribution to local amenity, landscape character, and biodiversity
 - Tree removal is limited to two trees that will be replaced by new planting to ensure continued tree cover
 - The replacement landscape proposals will deliver a significant net gain in canopy cover, amenity, and biodiversity value, consistent with Knowsley Council planning policy and the NPPF
 - The development will not result in any adverse impacts on retained trees, provided all works are undertaken in accordance with the recommendations contained within this report
 - Detailed tree protection measures are set out within an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) that accompanies this report.
- 10.2 On this basis, there are no valid arboricultural grounds for refusal of the application. The proposals represent a balanced and sustainable approach that delivers development benefits while ensuring the long-term protection and enhancement of the local treescape.

11.0 LIMITING CONDITIONS

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations—such as dissection, excavation, probing, or coring—were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
- This report has been prepared solely for the use and benefit of the client. Tree Solutions Ltd accepts no liability or responsibility to any third party.
- This report may not be reproduced, in whole or in part, without the prior written consent of Tree Solutions Ltd.

Appendix One

Tree Survey Schedule

TREE SOLUTIONS

Site	HUYTON CRICKET CLUB, HUYTON LANE, HUYTON										Surveyor	RUSSELL REARCE		Page 1 of 2		
Client	BRECK HOMES										Assessment Dates	Jan-25				
Brief	ARBORICULTURAL IMPACT ASSESSMENT										Viewing Conditions	CLEAR				
											Job Reference	25/AIA/KNOWSLEY/31				
Tree Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m²)
T1	Beech	M	25	5	7	9	9	10	890	G	3rd party tree - No access - dimensions estimated. Good form and vitality. Minor crown asymmetry due to historic limb loss/removal in south of crown.	20+	NA	B1	11	360
T2	Sycamore	SM	9	3	2	3	4	2	200	M	Previously topped at 2m with significant slender regeneration growth. Low aesthetic value.	<10	Remove	U	N/A	N/A
T3	Sycamore	SM	12	2	4	2	4	4	290	M	Suppressed asymmetric crown due to proximity of adjacent tree. Dense ivy covering stem and primary branch framework.	10+	NA	C1	3.5	40
T4	Ash	EM	16	2	6	6	7	6	490 400	P	Poor vitality. Codominant bifurcation at base. ADB present - reduced extension growth, poor bud formation. Some lions tailing. Dense ivy covering stem and primary branch framework. Limited SULE	<10	Remove	U	N/A	N/A
T5	Sycamore	SM	11	3	5	5	5	5	390	G	Good form and vitality. Open balanced spreading crown.	20+	NA	B1	5	70
T6	Sycamore	EM	13	2	6	5	6	5	480	G	Codominant bifurcation at 2.5m. Base of stem abutting and displacing wall structure.	20+	Remove for site access	B1	6	105
T7	Grey Poplar	M	25	5	10	10	7	5	560 670	G	Good form and vitality. Open balanced spreading crown. Codominant bifurcation at 1.25m. Minor deadwood throughout.	20+	NA	B1	10.5	345
T8	Oak	SM	17	2	6	6	5	6	530	G	Good form and vitality. Minor crown asymmetry and deadwood throughout lower crown - due to proximity of adjacent previously removed trees.	20+	Remove deadwood	B1	6.5	130
T9	Wild Cherry	EM	16	6	3	0.5	5	6	360	M	3rd party tree abutting boundary fence. Dimensions estimated. Slender phototropic form due to proximity of recently removed trees. Weight bias to SW.	20+	NA	B1	4.5	60
T10	Sycamore	SM	13	2	7	5	2	5	480	G	3rd party tree. Good form and vitality.	20+	Prune northern canopy by 2m back to inner sub-lateral growth points	B1	6	105
T11	Turkey Oak	M	22	2	8	9	10	8	1050	G	3rd party tree- No access - Dimensions estimated. Open balanced spreading crown. Excellent specimen.	40+	NA	A1	12.5	500
G1.1	Grey Poplar, Sycamore, Ash, Wild Cherry and Bird Cherry	EM	21 to 24	4	7	7	7	7	500	G	Linear group located along northern boundary. Dominant trees are Poplars with younger trees in lower canopy and understory. Limited access in places due to dense vegetation and palisade fencing.	20+	Crown lift to 5.2m over site and crown clean	B2	6	113
G1.2	Grey Poplar	M		4	7	7	7	7	470 460	G		20+	As 1.1	B2	8	195
G1.3	Grey Poplar	M		4	7	7	7	7	450 460	G		20+	As 1.1	B2	8	185
G1.4	Grey Poplar	M		4	7	7	7	7	810	G		20+	As 1.1	B2	10	300
G1.5	Grey Poplar	M		4	7	7	7	7	670	G		20+	As 1.1	B2	8	200
G1.6	Grey Poplar	M		4	7	7	7	7	450 560	G		20+	As 1.1	B2	8.5	230
G1.7	Grey Poplar	M		4	7	7	7	7	710	G		20+	As 1.1	B2	8.5	228
G1.8	Grey Poplar	M		4	7	7	7	7	1100	G		20+	As 1.1	B2	13	550
G1.9	Grey Poplar	M		4	7	7	7	7	560 580	G		20+	As 1.1	B2	10	295
HEADINGS & ABBREVIATIONS																
SPECIES																
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)																
AGE RANGING/LIFE STAGE:																
Y = YOUNG, SM = SEMI-MATURE, EM = EARLY MATURE, M = MATURE, PM = POST-MATURE																
HEIGHT:																
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLIMBOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES																
CROWN SPREAD:																
MAXIMUM CROWN RADII MEASURED TO THE FOUR CARDINAL COMPOUND POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADII OF THE GROUP)																
HEIGHT IN METRES OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)																
CROWN CLEARANCE & DIRECTION OF GROWTH:																
STEM DIA/MAX/STEM DIA:																
STEM DIAMETERS - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES																
STEM DIA:																
A = MEASURE OF PHYSIOLOGICAL CONDITION: SV = DEAD, SD = DORMANT, F = FOLL, M = MODERATE, L = LOST																
R.E.C. - ESTIMATED REMAINING CONTRIBUTION:																
RELATIVE URBAN LIFE EXPECTANCY RATES																
A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)																
SUB-CATEGORY & SUB-CATEGORY GRADING:																
PROTECTIVE DISTANCE - RADII FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOF PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL																
BS 5837 RADII & BS 5837 RPA:																

TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS

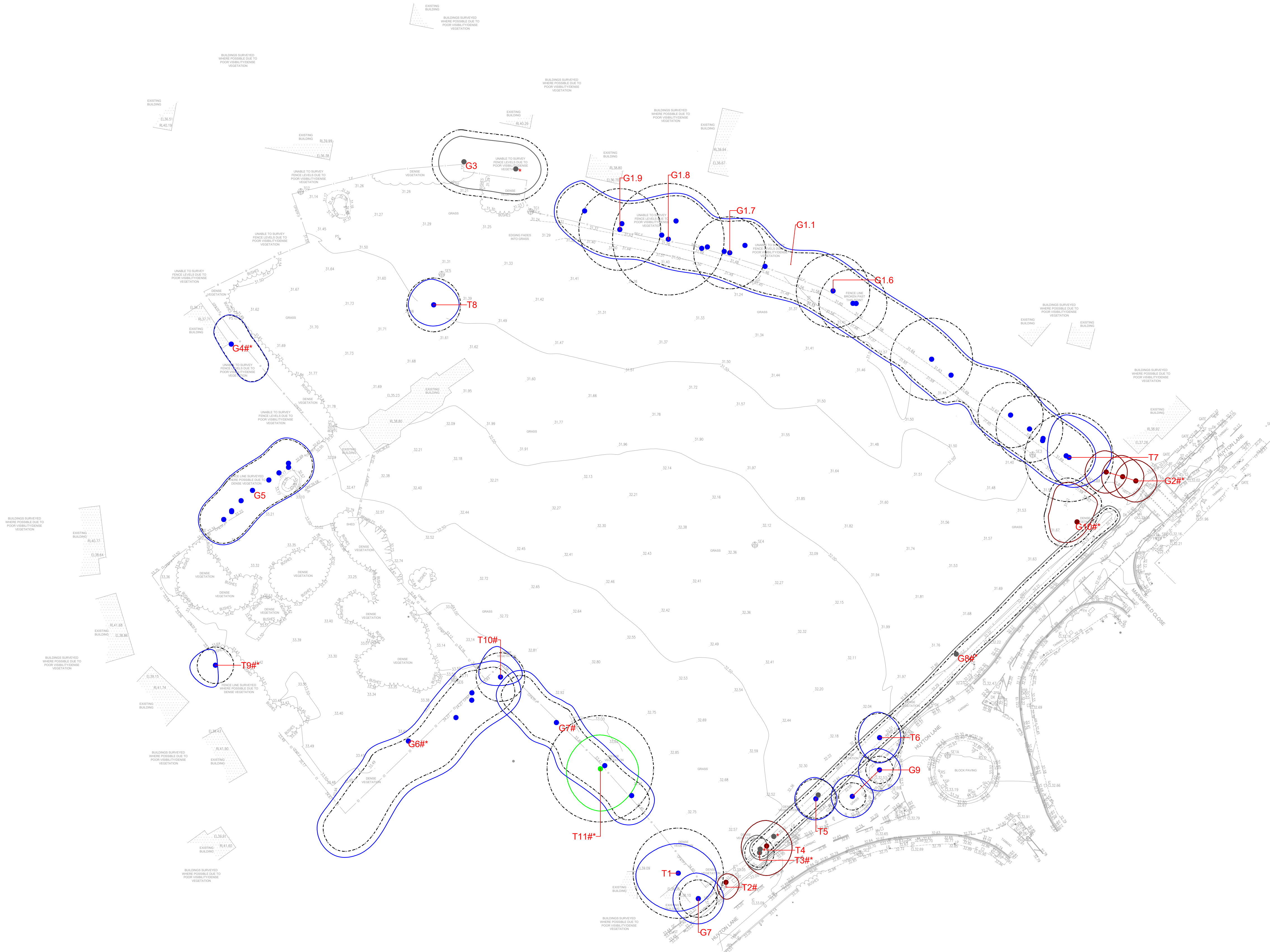
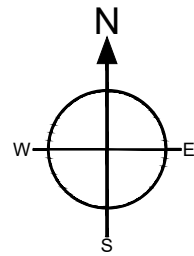
Site	HUYTON CRICKET CLUB, HUYTON LANE, HUYTON										Surveyor	RUSSELL REARCE		Page 2 of 2		
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Tree Number	Name	Age	Height (m)	Crown clear	North	East	South	West	Diameter (mm)	Vitality	Comments	E.R.C	Management	Category	RPA (m)	RPA (m²)
G2	Grey Poplar	SM	17	3	5	5	5	5	360	G	x 3 Stems growing through and partially occluding palisade fencing limiting SULE.	<10	3rd party trees - no works	U	N/A	N/A
G3	Leyland Cypress	M	17	2	6	6	6	6	600	M	x2 large trees. Historically topped below 2m with long slender regeneration growth. Multiple crossing limbs. Increasing likelihood of failure over time.	10+	3rd party trees - no works	C2	7	165
G4	Sycamore, Cypress & Wild Cherry	SM	6 to 10	2	4	4	4	4	310	G	Linear boundary line group on either side of fencing. x8 trees. Unremarkable.	20+	NA	B2	4	40
G5	Sycamore and Norway Maple	EM	16 to 20	2	6	6	6	6	440	G	x7 3rd party trees - No access - Dimensions estimated. Good form and vitality. Linear group adjacent to boundary line.	20+	Prune southern canopy by 2m back to inner sub-lateral growth points	B2	5	90
G6	Mixed	EM	16 to 22	2	7	7	7	7	430	G	3rd party trees. No access - Dimensions estimated. Dense ivy covering stem and primary branch framework of majority of trees. Heavily waterlogged on site.	20+	Prune northern canopy by 2m back to inner sub-lateral growth points	B2	5	85
G7	Sycamore, Ash, Leyland Cypress, Horse Chestnut & Holly	SM	16	2	6	6	6	6	370	G	3rd party trees. No access - Dimensions estimated. Good form and vitality.	20+	NA	B2	4.5	60
G8	Hawthorn, Sycamore & Ash	Y to SM	4 to 8	0	2.5	2.5	2.5	2.5	150	G	Dominant species is Hawthorn - appears to be lapsed hedgerow. Other species interspersed along group.	10+	Remove small section for vehicular access Reduce height& & width to 1m to reinstate boundary hedgerow	C2	2	10
G9	London Plane	SM	10	2	5	5	5	5	270	G	Highway trees. Good form and vitality. Open balanced spreading crowns.	20+	NA	B2	3	30
G10	Grey Poplar	Y	7 to 12	1	3	3	3	3	130	G	Young group of approx. x15 self propagating stems. Slender phototrophic form.	<10	NA	U	N/A	N/A

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

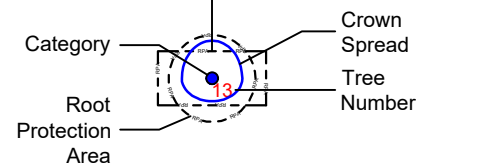
Appendix Two

Preliminary Tree Constraints Plan



Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTES:
- Offsite tree, no access to survey
* - Not on topo, location approximate

Client: Breck Homes

Project: Huyton Cricket Club, Huyton Lane, Huyton, L36 7XD

Title: Preliminary Tree Constraints Plan

Scale: 1:500 @ A1 Date: February 2025

Drawn By: NB Revision: ----

Job Ref: 25/AIA/Knowsley/31 Drawing No: 01

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Appendix Three

Impact Assessment Plan



Legend

Root Protection Area
Modified to Account for
Site Features

Category

Root Protection Area

Crown Spread

Tree Number

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

○ Tree Proposed for Removal

NOTES:
 # - Offsite tree, no access to survey
 * - Not on topo, location approximate

Client: Breck Homes

Project: Huxton Cricket Club, Huxton Lane, Huxton, L36 7XD

Title: Arboricultural Impact Assessment

Scale: 1:500 @ A1	Date: February 2026
Drawn By: NB & AM	Revision: D
Job Ref: 25/AIA/Knowsley/31	Drawing No: 02

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